

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, AUGUST 20, 2024**

**MINUTES**

**Call to Order**

Meeting was called to order at 6:05 p.m.

**Roll Call**

PRESENT

Chairman Larry Crawford

Member Jeff Tucker

Member David Jones

Alternate 2 Dennis Day

ABSENT

Vice Chairman Joey Hernandez

Member Brian Engle

Alternate 1 Smita Pascual

ALSO PRESENT

Lance Vanzant, Town Attorney

Ian Theodore, Council Liaison

Chris Chaudoir, Administrative Assistant

**Pledge of Allegiance to the U.S. And Texas Flags**

Pledge of Allegiance to the U.S. And Texas Flags led by Chairman Crawford.

**Invocation**

Invocation was given by Councilman Theodore.

**Public Comment**

No Public Comment

**Consent Agenda**

1. May 21, 2024 Meeting Minutes

Motion to approve the minutes made by Member Day, Seconded by Member Tucker. Voting Yea: Chairman Crawford, Member Tucker, Member Jones, Member Day. Motion passed unanimously.

**Regular Agenda**

2. Discuss, consider and act on the appointment of a Board Chairman and Vice Chairman.

Mr. Crawford voted as Chair and Mr. Engle as Vice-Chair.

Motion to accept the results made by Member Jones, Seconded by Member Day.

Voting Yea: Chairman Crawford, Member Tucker, Member Jones, Member Day. Motion passed unanimously.

3. Conduct a Public Hearing regarding a request from Benjamin Vanzura for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 2 Uses, (2)(b) and Section 3 Area Regulations, (3) for an oversized detached garage within the required rear yard and discuss, consider and act on the same. The property located at 116 Woody Trail and is legally described as A0284A Cobb, Tract 129

Public Hearing called to order at 6:10 p.m.

Benjamin Vanzura, 116 Woody Trail, discussed the project and the reasons for the new structure.

Member Tucker inquired about the setbacks. Mr. Vanzura responded they would be 15 feet on the side and 25 feet at the rear. The garage will be capable of being driven through with a smaller door on the rear. Chairman Crawford commented the siding did not appear cementitious. Ms. Chaudoir explained the state law had changed, and Standard Masonry was no longer required. The total height will be 14 feet. Member Jones confirmed that notice had been given to the neighbors and no comments were received. He also confirmed with Mr. Vanzura that the building was to be used for the storage of vehicles and boats and that the house did not have a functional garage for vehicles attached. Member Tucker verified the structure was for personal use only.

Public Hearing closed at 6:15 p.m.

Motion to approve made by Member Day, Seconded by Member Jones.

Voting Yea: Chairman Crawford, Member Tucker, Member Jones, Member Day. Motion passed unanimously.

**Adjournment**

Meeting was adjourned at 6:18 p.m. by Chairman Crawford.

Approved:

Attest:

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Larry Crawford, Chairman  
Position 2  
Board of Adjustments

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Chris Chaudoir,  
Administrative Assistant